

Procedures for Annual Adjustments Clinton County

Residential

- Step 1: The Residential land values were trended by sales of vacant land within the neighborhood. For the areas visited by the cyclical reassessment we updated the land order by adjusting the base rates based on sales of vacant and improved parcels. For all other areas were trended using 2012-2015 sales. For 2015, due to lack of sales, the vacant sales throughout the county were grouped for one stratum (L1).
- Step 2: After the land values were established, those values were added to the current improvement cost values and compared to the improved sale prices. A separate trending factor was then applied to the dwelling of the property to raise or lower the values to an acceptable median level. Due to lack of sales in Warren Township we have included 2012 sales in establishing the trending.
- Step 3: The newly established trending factors were applied to all properties within that neighborhood and a sales ratio study and abstract were ran to verify the changes.

Commercial / Industrial

- Step 1: The C/I land values were trended by sales of vacant land within the neighborhood. Sales were used of vacant parcels as well as improved parcels that were vacant at the time of sale. A new land order was established for the areas reviewed during the cyclical reassessment. Those land values had no additional trending factors applied. There were two Vacant commercial sales from 2013 through 2014. Although the ratios are out of the IAAO standards, there was not enough sales to trend. Therefore although grouped together as (L2) they are shown only as two sales not trend able.

The land values for rural commercial and industrial properties were trended with the same factor applied to the residential land.

- Step 3: After the land values were established, those values were added to the current improvement values and compared to the improved sale prices. A separate trending factor was then applied to the improvements of the property to raise or lower the values to an acceptable median level. Due to lack of sales, all commercial and industrial properties throughout the county were Grouped together (C1)

For income producing properties, income data sheets were mailed out and GRM's or capitalization of income was used to assist in determining the values.

- Step 4: The newly established trending factors were applied to all properties within that neighborhood and a sales ratio study and abstract were ran to verify the changes.

Due to the number of sales in Clinton County, it was necessary to open the window of sales used. We used sales from 01/01/2012 through 03/01/2015 for Warren Township Residential Improved and Residential Vacant Strata. For all other stratum the sales from 01/01/2013 through 03/01/2015 was used. The sales were time adjusted by 3% annual, which was established by using paired sales analysis.